



MINUTES

**REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
Tuesday, August 8, 2017 at 6:30 PM
City Council Chambers
450 Cypress Creek Road, Building Four
Cedar Park, Texas 78613**

BOARD OF DIRECTORS

- | | |
|---|---|
| <input type="checkbox"/> Vacant, Place 1
<input checked="" type="checkbox"/> Dick Lewis, Place 5
<input checked="" type="checkbox"/> Ginger Goodin, Place 3 | <input checked="" type="checkbox"/> David Burger, Place 2, President
<input checked="" type="checkbox"/> Bob Lemon, Place 4 (V. P.)
<input checked="" type="checkbox"/> Ryan Wood, Place 6
<input checked="" type="checkbox"/> Mel Kirkland, Place 7 (Sect.) |
|---|---|

MINUTES

- A.1 **CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
 a) Introduction Of Ginger Goodin, Board Member Place 3.
President Burger called the meeting to order at 6:30 PM noting that a quorum was present.
- A.2 Citizen Communications
(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. The Board May Respond With Factual Information.)
- A.3 Board Members' Opening Comments.
The Board welcomed new member Ginger Goodin. Ginger said that she is excited to serve in this new role and explained that she has lived in Cedar Park for over 10 years, is a civil engineer and looks forward to bringing her professional expertise to the Board.
- A.4 Presentations
None

STAFF REPORTS (DISCUSSION ONLY)

- B.1 Consider Quarterly Report On 2016-2017 Revenues, Expenditures, and Fund Balance. (Chad Tustison, Assistant Finance Director)
- B. 2 Consider Estimates Of 2017-2018 Revenues, Expenditures, and Fund Balance. (Chad Tustison, Assistant Finance Director)

Chad Tustison, Assistant Finance Director, provided the Board with a financial update. Current estimates show sales tax collections are 9.7% above this period last year and \$208,000 above budget. Expenses to date are \$10,797,281 of the budgeted \$16,126,123 for the FY17 budget year. The projected end of year fund balance is \$4,313,479 for FY17.

The FY18 proposed budget includes \$6,819,634 in revenue and \$7,827,525 in proposed expenditures. \$6,786,606 are project related expenditures with an additional \$927,543 of expenditures related to debt service, staff support and Board expenses.

Chad explained that there are items for consideration at the next City Council meeting that would call an election for the reallocation of a portion of sales tax revenue from the Community Development (Type B) Board or Type A Board for a dedicated use of drainage/ streets and property tax relief. If City Council opts to send these items to the voters in November and they are approved by voters, the drainage/streets funding reallocation would go into effect in April 2017 and the property tax reallocation would go into effect at the beginning of FY19.

Director Wood requested an item to discuss the potential sales tax reallocation on the next agenda.

Director Goodin asked what the reasoning is behind the consideration of these potential reallocations. Sam Roberts, Assistant City Manager, explained that drainage studies have been going on for quite a few years and that the best option that has been found to fund drainage improvements in the City looks to be reallocation of sales tax funding.

- B.3 Update On The Parmer Lane Expansion Project. (Tom Gdala, Sr. Engineering Associate)
Scott Smith, Cedar Park resident and President of the Ranch at Brushy Creek HOA, expressed his desire to see improvements to and the expansion of Parmer Lane.

Tom Gdala, Sr. Engineering Associate, explained that the City of Austin is contributing for the improvements to Parmer Lane up to their city limits. He said that TxDOT does have a planned project on the books for the expansion of Parmer Lane from SH45 to Whitestone Blvd. He indicated that staff may be coming back in the future with an item related to funding contributions for that project.

CONSENT AGENDA

(Pursuant To Community Development Board Rule, the Consent Agenda consists of all items set forth on Agenda Items C.1, The Consent Agenda May Be Approved By A Single Motion.)

- C.1 Approval Of The Minutes Of The July 11, 2017 Regular Called Meeting.
Director Wood moved to approve the consent agenda as presented. Secretary Kirkland seconded the motion and it passed with a 5-0 vote. Director Goodin abstained.

PUBLIC HEARINGS

- D.1 Conduct A Public Hearing On A Request For The Design And Construction Of Dog Park #2 At Brushy Creek Lake Park In An Amount Not To Exceed \$265,000.
Kimberly Reese, Project Manager, reminded the Board that this was a project that the Board heard last month and was available to answer any questions.

Scott Smith, Cedar Park resident and Ranch at Brushy Creek HOA president, voiced his support for the item.

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

- E.1 Consider A Resolution To Provide For The Design And Construction Of Dog Park #2 At Brushy Creek Lake Park In An Amount Not To Exceed \$265,000.
Vice President Lemon moved to authorize the Board President to execute the resolution approving the project and to recommend the project to City Council for approval. Director Wood seconded the motion and it passed with a 6-0 vote.
- E.2 Consider A Resolution Authorizing An Amendment To The Economic Development Performance Agreement Between The Cedar Park Community Development Corporation And VUV Analytics, Inc.
Larry Ruggiano, Assistant Economic Development Director, provided the Board with an overview of a proposed amendment to the Economic Development Performance Agreement with VUV Analytics. The new agreement would require a new 5 year lease of not less than 3,000 square feet of office space, employment of 24 FTEs with a combined payroll of not less than \$2,800,000 by February 1, 2018, employment of 40 FTEs with a combined annual payroll of not less than \$4,000,000 by February 1, 2019, and generate taxable sales for Cedar Park of at least \$5,500,000 from February 1, 2020 to February 1, 2023.

The first installment of \$52,792 has already been paid out under the prior agreement. Under the new agreement an additional total of \$184,000 would be paid out as milestones are met.

The CEO of VUV Analytics was present to answer any additional questions.

Director Wood asked if this will require a budget adjustment. Staff explained that expected FY17 payment will not be made, and as such, the FY17 anticipated payment would go to fund balance. The new agreement would then authorize a payment in FY18 which would be covered by the fund balance amount that was rolled over.

Director Wood mentioned that he felt this item would have been a good item to have had go through the Economic Development Subcommittee.

President Burger moved to authorize the Board president to execute the resolution approving the resolution and authorizing the president to recommend the amendment to City Council for approval. Vice president Lemon seconded the motion and it passed with a 6-0 vote.

- E.3 Consider Funding Of A Study And Evaluation Of A Transit Service Plan In An Amount Not To Exceed \$125,000.
Tom Gdala from the engineering department made a request to the Board for an FY18 budget allocation of \$125,000 for a Transit Service Plan.

Vice President Lemon mentioned that similar studies have been done in the past and wondered if another study would be beneficial.

Director Goodin said that she thought this was a very worthwhile request. She believes that the significant changes that have occurred in the City since the last public transit study was conducted mean that it is time for a fresh look at the topic.

Vice President Lemon asked how the \$125,000 of requested funding was selected. Sam Roberts, Assistant City Manager, said that staff looked at what nearby cities have paid in recent years for similar studies to determine the anticipated cost of this proposed study.

- E.4 Consider Proposed Projects Submitted For Fiscal Year 2017-2018 Community Development Corporation Funding Consideration, including:
- a. Economic Development - \$781,606.
 - 1) Consider A Proposal For Funding For 2018 Economic Development Incentives In An Amount Not To Exceed \$781,606.
 - b. Community Enhancements-\$1,690,000.
 - Community Development
 - 1) Consider A Project Proposal For Funding Of The Corridor Enhancement Program In An Amount Not To Exceed \$50,000.
 - Parks Department
 - 2) Consider A Project Proposal For Funding Of Improvements To The Town Center Trail And Pedestrian Bridge In An Amount Not To Exceed \$550,000.
 - 3) Consider A Feasibility Study For An Indoor/Outdoor Clubhouse Facility At Milburn Park In An Amount Not To Exceed \$15,000.
 - 4) Consider A Feasibility Study And Plan For The North Brushy Creek Trail In An Amount Not To Exceed \$50,000.
 - Engineering And Transportation
 - 5) Consider A Project Proposal For The Design And Construction Of Improvements And Reconstruction Of Little Elm And Fire Lane In An Amount Not To Exceed \$650,000.
 - 6) Consider A Project Proposal To For The Design And Construction Of Right Turn Lanes On Ronald Reagan Boulevard At Caballo Ranch Boulevard In An Amount Not To Exceed \$250,000.
 - 7) Study And Evaluation Of A Transit Service Plan In An Amount Not To Exceed \$125,000.
 - c. Community Identification-\$315,000.
 - 1) Consider A Project Proposal For The Design And Installation For Replacement Of Pole Mounted Street Signs In An Amount Not To Exceed \$300,000.
 - 2) Consider Purchase And Installation Of Light Pole Banners At Select Locations In An Amount Not To Exceed \$15,000.
 - d. Destination City-\$4,000,000.
 - 1) Consider A Proposal For Funding Of The Bell Boulevard Redevelopment Project In An Amount Not To Exceed \$4 Million.

- E.5 Consider A Community Development (Type B) Corporation Budget Recommendation For 2017-2018 Revenues, Expenditures, And Fund Balance.

Vice President Lemon moved to approve the Community Development Type B Board's budget recommendation for the FY17-FY18 budget as presented, including any necessary changes related to the newly approved VUV Analytics agreement. President Burger seconded the motion and it passed with a 5-0 vote. Secretary Kirkland abstained.

F.0

EXECUTIVE SESSION

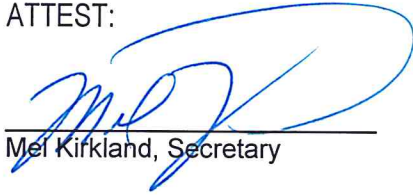
PASSED AND APPROVED THIS THE 12th DAY OF SEPTEMBER, 2017.



~~David Burger, President~~

Bob Lemon, VP

ATTEST:



Mel Kirkland, Secretary

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law), "The Community Development (Type B) Corporation Board may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following sections":

- F.1 Section § 551.071 (2) Consultation With Attorney Regarding Matters In Which The Duty Of The Attorney To The Governmental Body Under The Texas Disciplinary Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflict With This Chapter.
 - a. Legal Issues Concerning the Economic Development Performance Agreement Between The City Of Cedar Park And VUV Analytics, Inc.

The Community Development Corporation (Type B) Board reconvenes into Open Session.

No executive session called.

Open Meeting

Reconvene into Open Meeting and consider action, if any, on items discussed in Executive Session.

ADMINISTRATIVE ITEMS

(Board members and staff may discuss items related to the board member's general duties and responsibilities. The Board may not take a vote or other action on any item other than to obtain a consensus regarding how items are to be placed on future agendas for formal action.)

- G.1 Report on Council Actions Related to Board Items.
Director Kirkland, Vice President Lemon, and Director Wood said that they planned to attend the upcoming City Council meeting.
- G.2 Board Member Closing Comments.
President Burger welcomed Director Goodin again and said there are a lot of exciting projects coming up.

Director Dick Lewis resigned his post on the Board and said that it has been a pleasure to serve with the Board and thanked staff for their support.

Director Wood thanked Director Lewis and said he appreciated him for bringing the PACE Board's light pole banner project to the Board for consideration.

Director Kirkland mentioned that it might be beneficial to get the fiscal subcommittee together to look at potential changes in funding.

Director Kirkland said he was happy to see the City is finishing up turn lanes on Brushy Creek Rd and the sidewalk on Colonial Pkwy.

Next Regular Scheduled Board Meeting Tuesday, September 12, 2017 At 6:30 P.M. In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

- H.1 **ADJOURNMENT**
The meeting adjourned 8:22 P.M.